



REAL ESTATE COMMITTEE AGENDA
REAL ESTATE COMMITTEE MEETING OF: MARCH 4, 2002

- CALL TO ORDER
- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW
-

MINUTES:

PRESENT: COUNCILMEMBERS MACK and L.B. McDONALD

NOTE: COUNCILWOMAN McDONALD sat in for COUNCILMAN WEEKLY who could not attend.

Also Present: DEPUTY CITY MANAGER DOUG SELBY, DEPUTY CITY ATTORNEY TERESITA PONTICELLO, REAL ESTATE AND ASSET MANAGEMENT MANAGER DAVID ROARK, CITY CLERK BARBARA JO RONEMUS, and DEPUTY CITY CLERK GABRIELA S. PORTILLO-BRENNER

ANNOUNCEMENT MADE – Meeting noticed and posted at the following locations:

Las Vegas Library, 833 Las Vegas Boulevard North

Senior Citizens Center, 450 E. Bonanza Road

Clark County Government Center, 500 S. Grand Central Pkwy

Court Clerk's Bulletin Board, City Hall

City Hall Plaza, Posting Board

(1:04)

1-1

AGENDA SUMMARY PAGE
REAL ESTATE COMMITTEE MEETING OF: MARCH 4, 2002

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

☐

CONSENT

☒

DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action regarding a Parking Agreement between the City of Las Vegas and the Charter School Development Foundation located at the southwest corner of Lake Mead Boulevard and J Street - Ward 5 (Weekly)

Fiscal Impact

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

As part of the Lease Agreement dated 11/1/00, the parties agreed to phased development and reasonable and mutually acceptable provisions affecting the property. The parties agreed in the original lease contract to allow construction of a surface parking lot to contain approximately 200 parking spaces. This Lease Agreement defines the perimeters of how the shared use of the parking lot shall occur with the Charter School and the City of Las Vegas.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

1. Parking Agreement
2. Site Map

COMMITTEE RECOMMENDATION:

COUNCILWOMAN McDONALD recommended that this item be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN MACK concurred.

MINUTES:

COUNCILMAN MACK declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, explained that this matter involves a follow-up agreement, between the Agassi Foundation and the City, to the original agreement regarding the shared use of a parking lot and to reimburse the Agassi Foundation for the City's portion of off-site improvements in conjunction with building the parking lot. Staff recommends do pass.

REAL ESTATE COMMITTEE MEETING OF MARCH 4, 2002

Item 1 - Discussion and possible action regarding a Parking Agreement between the City of Las Vegas and the Charter School Development Foundation located at the southwest corner of Lake Mead Boulevard and J Street

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

COUNCILMAN MACK declared the Public Hearing closed.

(1:04 – 1:05)

1-8

AGENDA SUMMARY PAGE**REAL ESTATE COMMITTEE MEETING OF: MARCH 4, 2002**

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action regarding a development plan from BLT Management Group, Inc to design approximately 38 acres of vacant land into a premier technology campus, 13 acres for a public park and approximately 28 acres to be landscaped and left as a natural flood control wash area near the northeast corner of Alta Drive and Hualapai Way on Parcel #138-31-101-002 - Ward 2 (L.B. McDonald)

Fiscal Impact☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:**☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

CC approved negotiations w/Westwood Studios (WS) for a non-solicited proposal last year. Staff has worked w/WS for some time now on site selection, deal points for any future contracts, design standards, use of land (Phase I, II, Park & Wash), cost of park facility & the need to develop CC&R's to guarantee the integrity of the architectural design. Establishing this tech campus will generate highly compensated, non-tourism related jobs to the area, and in turn, attracting other similar companies to S. NV, possibly marking the beginning of a truly diversified business economy in LV

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

Proposal

COMMITTEE RECOMMENDATION:

COUNCILWOMAN McDONALD recommended that this item be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN MACK concurred.

MINUTES:

COUNCILMAN MACK declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, indicated that TIM DeROSA, President, and BRENT RAMENOFKY of BLT Management Group, Inc., as well as PETER THOMAS, Thomas & Mack Company, were present to speak on the matter.

REAL ESTATE COMMITTEE MEETING OF MARCH 4, 2002

Item 2 - Discussion and possible action regarding a development plan from BLT Management Group, Inc to design approximately 38 acres of vacant land into a premier technology campus, 13 acres for a public park and approximately 28 acres to be landscaped and left as a natural flood control wash area near the northeast corner of Alta Drive and Hualapai Way on Parcel #138-31-101-002

MINUTES – Continued:

He continued and stated that this matter involves a proposal received from BLT to develop City land with a BLM patent into a technology campus with a public park and leaving large acreage to be landscaped and left as a natural flood control wash. Staff's position is that this project is very important to the community and the City. The well-designed project would bring high-tech, well-paid positions and property taxes to the City. Staff recommends approval.

Approval would allow staff and BLT representatives to approach BLM concerning this proposal and acquisition of the land. He noted that the BLM patent for this land allows for the City to purchase this property at 1963 prices, plus 4% compounded interest for each year up to the present date.

MR. DeROSA commented that most of the materials contained in the backup describe in detail the information that MR. ROARK covered. He stated that the intent of BLT is to work with staff and BLM to move forward as fast as possible in order to take advantage of the patent the City currently has on this land, and in turn purchase the property from the City for a combination of benefits to the City in excess of \$5 million once the project is completed.

He explained that Westwood Studios is a subsidiary of Electronic Arts, the largest software game provider, manufacturer, and distributor in the world which generates approximately \$1.6 billion in revenue. Approximately two and a half years ago Westwood Studios hired BLT to move this process forward.

MR. THOMAS stated that he has been working with BLT on this piece of property from both a congressional and development standpoint. He anticipates that Thomas & Mack Company will be the developer of this project, although it does not currently have a contract do so, should BLT and the City be successful in their negotiations with BLM.

He advised that he became involved with this project about two and a half years ago through the Nevada Development Authority in their efforts to try to keep Westwood Studios in Las Vegas. Westwood is one of the only real high-tech companies located in the Valley that hires engineers locally, and it pays its employees very well. Many other high-tech companies only base their accounting operations in Las Vegas and do not offer any engineering positions locally. Westwood presently has over two hundred employees, which will double with the opening of this facility.

REAL ESTATE COMMITTEE MEETING OF MARCH 4, 2002

Item 2 - Discussion and possible action regarding a development plan from BLT Management Group, Inc to design approximately 38 acres of vacant land into a premier technology campus, 13 acres for a public park and approximately 28 acres to be landscaped and left as a natural flood control wash area near the northeast corner of Alta Drive and Hualapai Way on Parcel #138-31-101-002

MINUTES – Continued:

Conversations have been held with developers in the area, including Summerlin and Peccole Ranch, who are pleased about having this type of development in their neighborhood. The designed plant will be of very low impact to the residents. He hopes that the BLM will consent to a low purchase in order to fully benefit the City. He noted that the property will not be easy to develop, as core samples show that there is a lot of caliche across the entire property. However, LEWIS CASTLE of Westwood Studios chose the property because of the geographic elevation and the variations in order to create a campus that will be noteworthy place to work, similar to other campuses in Oregon, California, and Canada.

MR. DeROSA interjected that if the project goes through, BLT will contract with Thomas & Mack Company to develop the property.

COUNCILWOMAN McDONALD stated that she just finished taping for the program Access City Hall, during which she spoke about this project. That program will air on Channel 2. She opined that this is a very important project for Ward 2. In light of the present state of the economy, economic diversification of the local business base is very important to the entire Council, especially since it involves a company that is not tourism dependent and pays excellent salaries. She offered hers and the City's full cooperation in expediting the process.

No one appeared in opposition.

There was no further discussion.

COUNCILMAN MACK declared the Public Hearing closed.

(1:05 – 1:15)

REAL ESTATE COMMITTEE AGENDA
REAL ESTATE COMMITTEE MEETING OF: MARCH 4, 2002

CITIZENS PARTICIPATION:

ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE DELIBERATED OR ACTED UPON UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN MET. IF YOU WISH TO SPEAK ON A MATTER NOT LISTED ON THE AGENDA, PLEASE CLEARLY STATE YOUR NAME AND ADDRESS. IN CONSIDERATION OF OTHERS, AVOID REPETITION, AND LIMIT YOUR COMMENTS TO NO MORE THAN THREE (3) MINUTES. TO ENSURE ALL PERSONS EQUAL OPPORTUNITY TO SPEAK, EACH SUBJECT MATTER WILL BE LIMITED TO TEN (10) MINUTES.

MINUTES:

None.

THE MEETING ADJOURNED AT 1:15 P.M.

Respectfully submitted: _____
GABRIELA PORTILLO BRENNER
March 4, 2002